Expiry Date - 09/08/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0204/10** **Recommendation – Permit Application**

**Site:** **34 Adur Avenue Shoreham-by-Sea West Sussex BN43 5NL**

**Proposal:** **Ground-floor rear extension**

## The Application

The application property is a semi-detached dwelling located on the north side of Adur Avenue. It has a lean-to conservatory at the rear which it is proposed to demolish and replace with a brick-built single storey extension with tiled, lean-to roof. The extension will measure 3.3m deep and 3.6m high, running across the full width of the house.

## Consultations and Representations

### Consultations/Comments

None

### Third Parties

No representations received

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

## Planning Assessment

### Policies

Policy AH7 of the Local Plan refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic

design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

**Visual amenity and character**

The extension is at the rear of the dwelling and will not be visible from the street. It will have a mono-pitch roof design which will not harm the character or appearance of the dwelling.

**Residential amenity**

The proposed extension is to be constructed on the boundary and will be 3.3m deep. This complies with the Council's standard of 3.5m. The proposal will also be no deeper than the attached neighbour's extension and will not cause any loss of light or outlook. The neighbour to the east, No.32, is separated by a shared driveway and is 4m from the side of the extension. No loss of amenity should occur.

**Recommendation**

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 14 June 2010:
   Block Plan (10.747.3), Location Plan (10.747.4), Proposed Floor Plan (10.747.5), Proposed elevations and section (10.747.6)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 15 July 2010